

Document No. 3453

Voted at Meeting of 3/31/77

BOARD OF APPEAL REFERRALS

March 31, 1977

1. Z-3752 Philip H. Newman, Trustee
 Crescent Realty Trust
 9-23(r) Griggs Street, Allston
2. Z-3827 Saunders & Associates
 429-433 West Broadway, South Boston
3. Z-3832 Daniel Carey
 14 Meehan Street, Jamaica Plain

MEMORANDUM

March 31, 1977

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert F. Walsh, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 4/26/77

Petition No. Z-3752
Philip H. Newman, Trustee
Crescent Realty Trust
9-23(r) Griggs Street, Allston
at Brainerd Road

One-story masonry structure - apartment (H-1) district.

Purpose: to change occupancy from 14 single garages to auto body repair shop garages, storage of auto parts, general storage, manufacture and storage of signs.

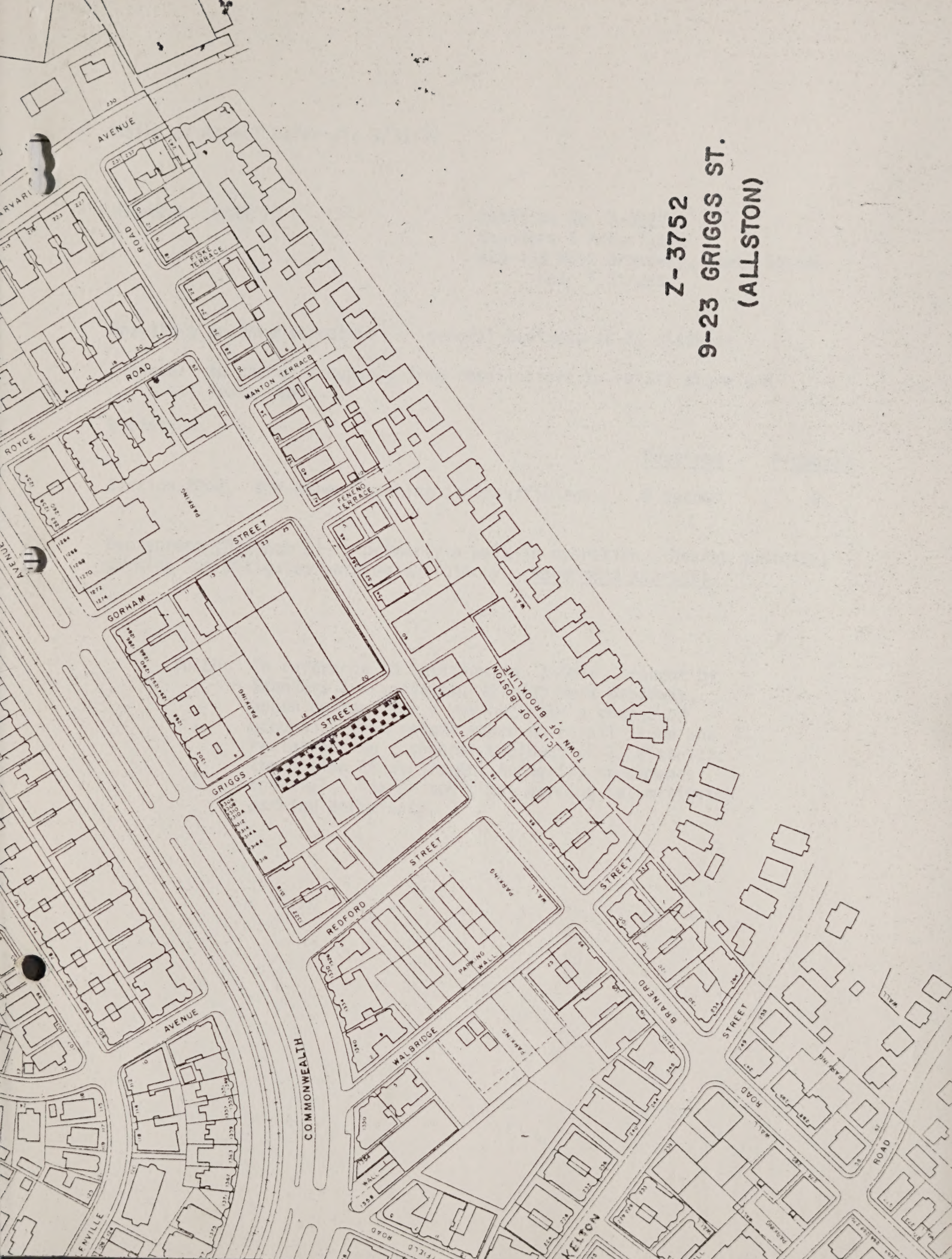
Violation:

Section 9-2. A change in a nonconforming use requires Board of Appeal hearing.

Essentially, proposal would legalize auto storage and repair shop which has existed for many years, and sign manufacturing. Petitioner and tenants are in agreement with Little City Hall to make property improvements. Recommend approval.

VOTED: In reference to Petition No. Z-3752, brought by Philip N. Newman, Trustee, Crescent Realty Trust, 9-23(r) Griggs Street, Allston, for a change in a nonconforming use for a change of occupancy from 14 single garages to repair garages, auto body shop, storage of auto parts, general storage, and manufacture and storage of signs in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Petitioner and tenants are in agreement with Little City Hall to make property improvements.

Z-3752
9-23 GRIGGS ST.
(ALLSTON)



Board of Appeal Referrals 3/31/77

Hearing: 4/26/77

Petition No. Z-3827
Saunders & Associates
429-433 West Broadway, South Boston
near F Street

One-story masonry structure - general business (B-2) district.

Purpose: to change occupancy from retail store to retail store and restaurant.

Violation:

| | <u>Required</u> | <u>Proposed</u> |
|---|-----------------|-----------------|
| Section 23-2. Off-street parking is insufficient. | 9 spaces | 0 |

Restaurant (Brigham's) is primarily a walk-in operation. Nearby municipal parking lot mitigates parking deficiency. Recommend approval.

VOTED: In reference to Petition No. Z-3827, brought by Saunders & Associates, 429-433 West Broadway, South Boston, for a variance for a change of occupancy from retail store to retail store and restaurant in a general business (B-2) district, the Boston Redevelopment Authority recommends approval. Nearby municipal parking lot mitigates parking deficiency.



Z-3927
429-433 WEST BROADWAY
(S.B.)

US PO
ST BOSTON
STATION

ADAMANT
CHURCH

BIGELOW
SCHOOL
(LL)

ST. NATHAN
PROTESTANT
CHURCH

BOYS CLUB
SOUTH BOSTON

ST AUGUSTINE
CEMETARY

CARMELITE

OLD HARBOR

Board of Appeal Referrals 3/24/77 - tabled
3/31/77 - resubmitted

Hearing: 4/5/77

Petition No. Z-3832
Daniel Carey
14 Meehan Street, Jamaica Plain
near Williams Street

Three-story masonry structure - residential (R-.8) district.

Purpose: to legalize occupancy - sheet metal and roofing shop.

Violation:

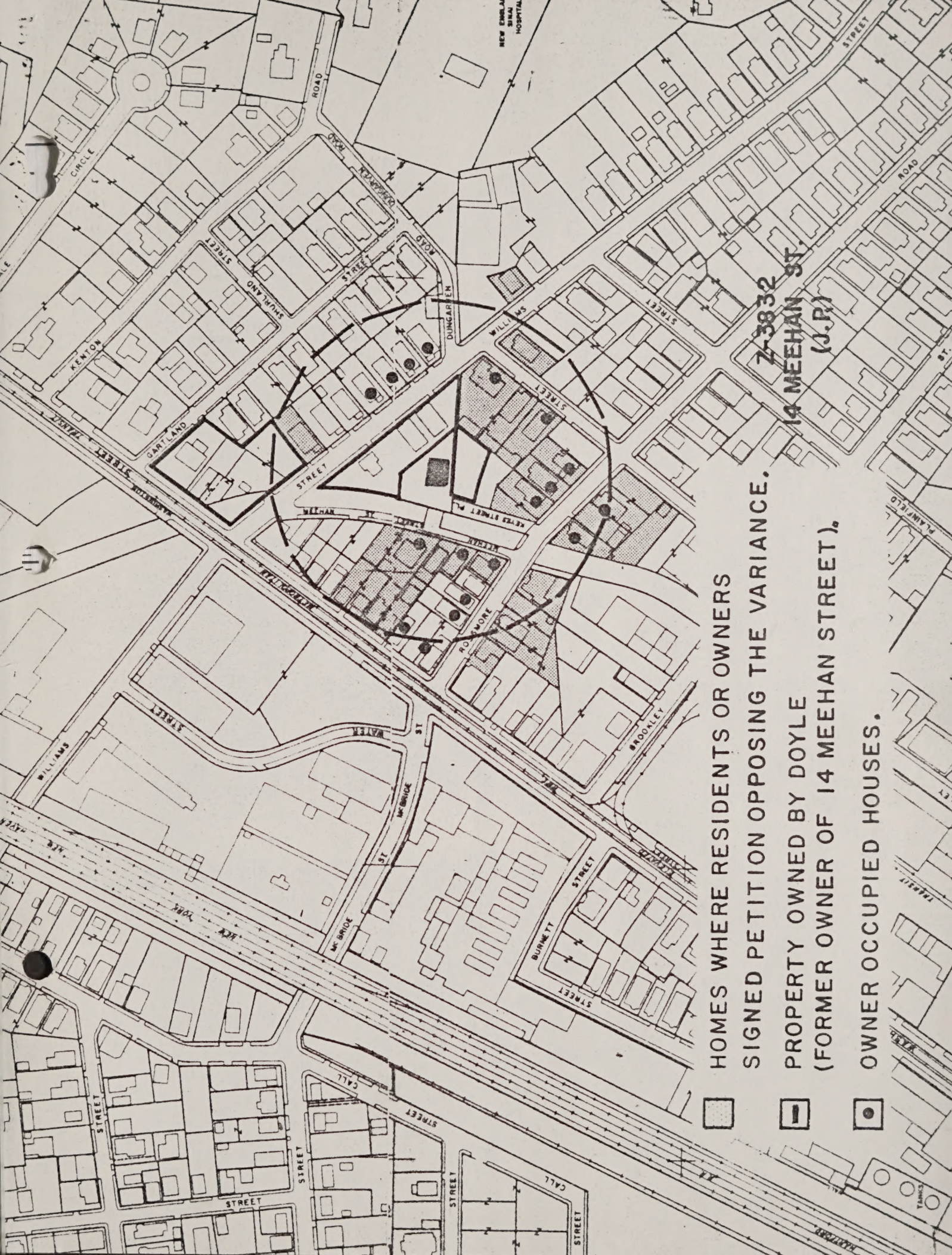
Section 8-7. A sheet metal and roofing shop is forbidden in an R-.8 district.




Structure is presently vacant and boarded. Use is inappropriate for the site. All surrounding properties are residential. There is substantial neighborhood opposition. A petition signed by 58 abutters has been received; a map showing their location is attached.
Recommend denial.

VOTED: In reference to Petition No. Z-3832, brought by Daniel Carey, 14 Meehan Street, Jamaica Plain, for a forbidden use to legalize occupancy for sheet metal and roofing shop in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Use is inappropriate for the site. All surrounding properties are residential. There is substantial neighborhood opposition, especially from abutters.



Z-3832
14 MEEHAN ST.
(J.P.)



-  HOMES WHERE RESIDENTS OR OWNERS SIGNED PETITION OPPOSING THE VARIANCE.
-  PROPERTY OWNED BY DOYLE (FORMER OWNER OF 14 MEEHAN STREET).
-  OWNER OCCUPIED HOUSES.

Z-3832
14 MEEHAN ST.
(J.R.)